



MINNOW LANE

SOUTHEND-ON-SEA, SS3 0FU

GUIDE PRICE £385,000
FREEHOLD

* £385,000 - £410,000 * Vastly improved three DOUBLE bedroom semi-detached house boasting OFF-STREET PARKING FOR TWO VEHICLES, a convenient ground-floor WC and beautifully presented interiors. Positioned in a quiet CUL-DE-SAC in a delightful location for families.

RP&C.
RICKY, PLANT & CHEN-PORTER

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- Three double bedroom semi-detached house
- Off-street parking for multiple vehicles
- Quiet cul-de-sac location
- Greatly improved interiors throughout
- En-suite to master bedroom
- Good sized rear garden with porcelain patio
- Sizeable ground-floor WC
- Well proportioned lounge/diner
- Fantastic location for families
- Close to a wealth of amenities and well regarded schools



Set on a quiet cul-de-sac in the popular village of Great Wakering, this much improved, three-double-bedroom semi-detached home is an excellent family house, close to everyday amenities and well-regarded local schools.

The current owners have invested thoughtfully throughout. On the ground floor, new flooring runs through a generous lounge-diner that works equally well for everyday family life and entertaining. The kitchen is a real highlight: bright, well-appointed and ready to use with a wealth of upgraded integrated appliances. There is also a sizeable downstairs WC, a practical extra that families notice immediately.

Upstairs there are three double bedrooms. The principal bedroom has its own en-suite, with a separate family bathroom serving the remaining rooms.

Outside, the rear garden is large and well presented, with a newly laid porcelain patio, ideal for summer dining and children's play, with room still to spare. Great Wakering offers village shops, a Co-op, pubs and recreation space, with Southend-on-Sea only a short drive away. Great Wakering Primary Academy is nearby, and the wider Southend grammar and secondary schools are within reach. A well-kept family home in a quiet setting, already improved and ready to move into.

Three bedroom semi-detached house

Entrance hallway

Lounge/diner 16'6 x 12'4

Kitchen/breakfast room 10'7 x 11'3

Ground-floor WC

Stairs to first-floor

Bedroom one 11'3 x 9'6

En-suite shower room

Bedroom two 10'7 x 9'10

Bedroom three 13'5 x 6'7

Rear garden

Off-street parking

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ADDITIONAL INFORMATION

Local Authority – Rochford

Council Tax – Band C

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold



